

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 4

Property ID: R37735

Property Information

property address: 1004 BAKER  
legal description: PHILLIPS, BLOCK 24, LOT 3 (PT OF)  
owner name/address: HESTER, ELAINE SCOTT  
608 YORKSHIRE DR  
COLLEGE STATION, TX 77845-8159  
full business name: —  
land use category: SFR type of business: —  
current zoning: RD-5 occupancy status: OCCUPIED  
lot area (square feet): 10504 frontage along Texas Avenue (feet): 55  
lot depth (feet): 206 sq. footage of building: 3204  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 2 building height (feet): 23 # of stories: 1  
type of buildings (specify): WOOD FRAME (SINGLE)  
building/site condition: 5  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: 50-60 accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no  
other improvements: ☒ yes ☐ no (specify) FRONT DECK  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

### Curb Cuts on Texas Avenue

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

### Outside Storage

☒ yes ☐ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

### Other Comments:

\* HAS A 4-PLEX IN THE BACKYARD W/ 4 RESIDENCES;  
COUNTS REPRESENT PRIMARY STRUCTURE